



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
OCT. 15, 2008 4:02 PM
OTHER 03-32-301-030
006 PAGES R2008-153515

ORDINANCE 6227

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.420 (C) OF THE LOMBARD
ZONING ORDINANCE**

Address: 1050 & 1051 N. Garfield Street, Lombard, Illinois

PIN's: 03-32-301-030 and 03-32-302-017

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 6227

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)
OF THE LOMBARD ZONING ORDINANCE**

(PC 08-09: 1050 & 1051 N. Garfield Street)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Properties as defined below is zoned I – Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use, pursuant to Section 155.416 (C)(35) of the Zoning Ordinance, to allow for the outside storage of automobiles at the property described below in Section 2; and

WHEREAS, an application has been filed requesting approval of a conditional use, pursuant to Section 155.420 (C)(22) of the Zoning Ordinance, to allow off-site parking at the property described below in Section 5; and

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on June 16, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional uses described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

Ordinance No. 6227
Re: PC 08-18
Page 2

SECTION 1: That a variation from Section 155.416 (C)(35) of the Zoning Ordinance, to allow for the outside storage of automobiles is hereby granted for the Property, as described in Section 2 below and subject to the conditions set forth in Section 3 below.

SECTION 2: The approval granted in Section 1 above shall be limited and restricted to the property located at 1051 N. Garfield Street, Lombard, Illinois and legally described as follows:

1051 N. GARFIELD

LOT 1 IN NORTH GARFIELD LIMITED PARTNERSHIP RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN LOMBARD BUSINESS PARK, BEING A RESUBDIVISION IN PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID NORTH GARFIELD LIMITED PARTNERSHIP RESUBDIVISION RECORDED JUNE 24, 1994, AS DOCUMENT R94-140398, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-301-030

SECTION 3: The conditional use, as provided for in Sections 1 of this Ordinance shall be granted subject to compliance with the following condition:

1. The subject property shall be developed in substantial compliance with the site plan for the automobile storage site (1051 N. Garfield) submitted by the petitioner, dated September 5, 2007.

SECTION 4: That a variation from Section 155.420 (C)(22) of the Zoning Ordinance, to allow off-site parking is hereby granted for the Property, as described in Section 5 below and subject to the conditions set forth in Section 6 below.

SECTION 5: The approval granted in Section 4 above shall be limited and restricted to the property located at 1050 N. Garfield Street, Lombard, Illinois and legally described as follows:

1050 N. GARFIELD

THE SOUTH 105 FEET OF LOT 2 (AS MEASURED ALONG THE EAST LINE OF SAID LOT 2) IN LOMBARD BUSINESS CENTER UNIT SEVEN, BEING A SUBDIVISION IN THE

Ordinance No. 6227

Re: PC 08-18

Page 3

SOUTH WEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE SOUTH WEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1974 AS DOCUMENT R74-56549, IN DUPAGE COUNTY, ILLINOIS. ALSO;

THE SOUTH 15.5 FEET OF THE EAST 372.0 FEET OF THE NORTH 535.26 FEET OF THE LOT 2 IN LOMBARD BUSINESS CENTER UNIT SEVEN BEING A SUBDIVISION IN THE SOUTH WEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1974 AS DICUMENT R74-56549, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-302-017

SECTION 6: The conditional use, as provided for in Sections 4 of this Ordinance shall be granted subject to compliance with the following condition:

1. The subject property shall be developed in substantial compliance with the site plan for the off-site parking (1050 N. Garfield) submitted by the petitioner, dated January 1, 2008.

SECTION 7: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 8: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this 21st day of August, 2008.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Passed on second reading this 4th day of September, 2008, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nayes: None

Absent: None

Ordinance No. 6227
Re: PC 08-18
Page 4

Approved by me this 4 day of September, 2008.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published in pamphlet from this 5 day of September, 2008


Brigitte O'Brien, Village Clerk



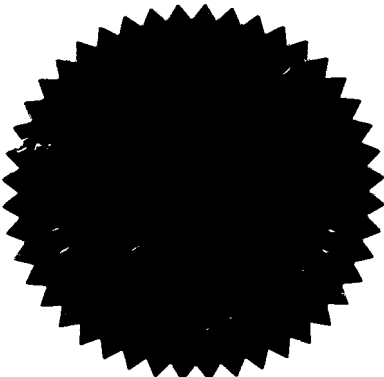
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

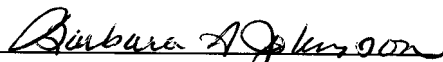
I further certify that attached hereto is a
copy of ORDINANCE 6227
GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 155.420 (C) OF
THE LOMBARD ZONING ORDINANCE

PIN: 03-32-301-030 AND 03-32-302-017
ADDRESS: 1050 & 1051 N. GARFIELD STREET,
LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 4th day of September, 2008.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 8th day of October, 2008.




Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois